



11 Rosslyn Street York
North Yorkshire, YO30 6LG

£1,150 PCM

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****Two Bed Terrace on Popular Residential Street****

Located in a popular area of York and a short walk from the city centre. This property comprises of a spacious open plan living and dining area. The galley kitchen is located towards the rear of the property which then leads on to the bathroom. Upstairs you will find two double bedrooms which makes the property suitable for sharers as well as couples or a small family.

The property also benefits from a small rear yard.

EPC Rating D

Council Tax Band B

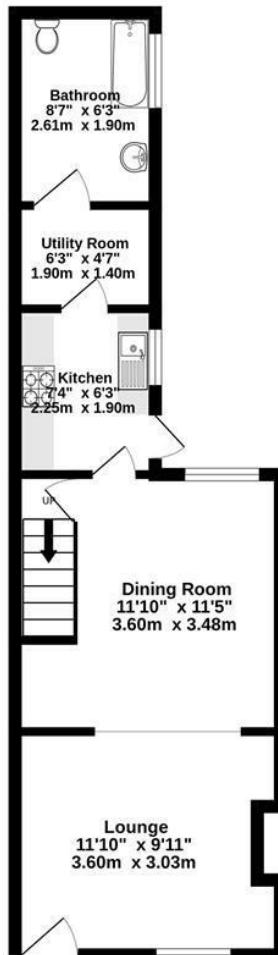
AVAILABLE LATE FEBRUARY



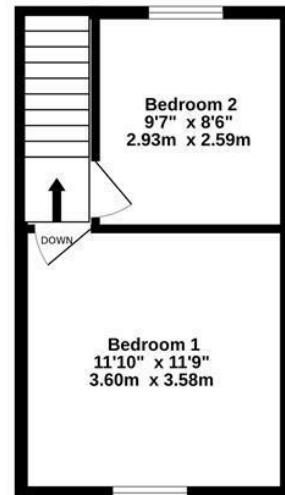


FLOOR PLAN

Ground Floor
377 sq.ft. (35.0 sq.m.) approx.

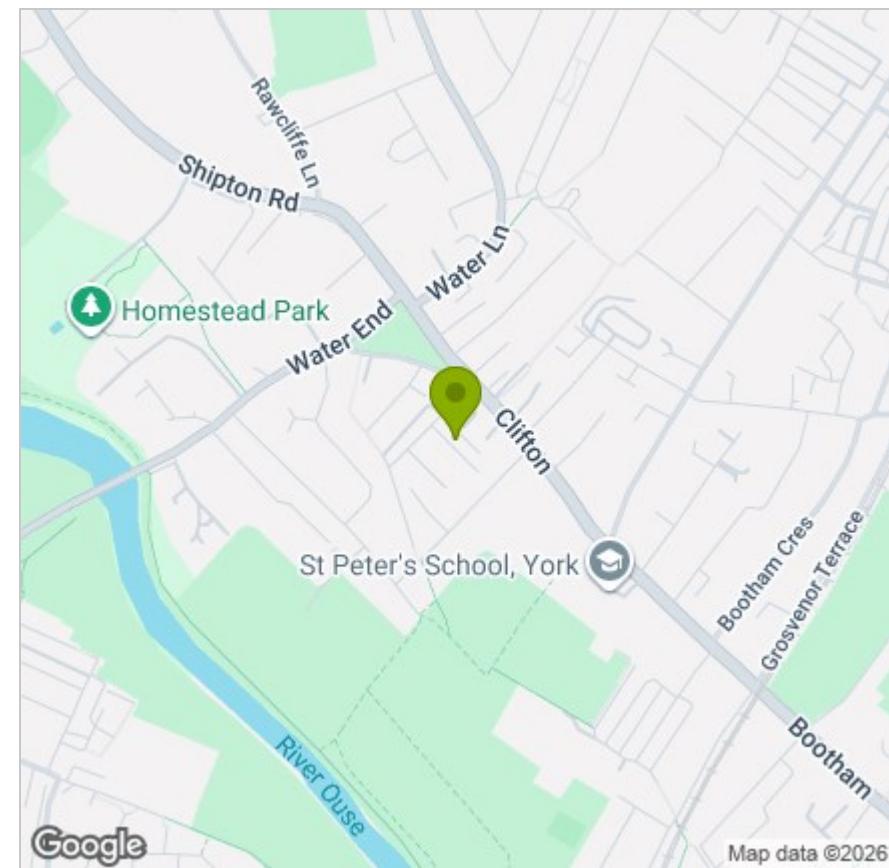


1st Floor
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87
(81-91)	B	
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.